

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R49203

Property Information

property address: 909 S TEXAS AVE

legal description: WINTER, BLOCK 10, LOT 2 (PT OF)

owner name/address: SHIN, YUNG T (TIMMY) & SUN (SUNNY) O

1006 OAKHAVEN CIR

COLLEGE STATION, TX 77840-2628

full business name:

land use category:

MFR

type of business:

current zoning:

C3

occupancy status:

OCCUPIED

lot area (square feet):

9747

frontage along Texas Avenue (feet):

56

lot depth (feet):

157

sq. footage of building:

1360

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings:

1

building height (feet):

21

of stories:

2

type of buildings (specify):

MASONRY

building/site condition:

4

buildings conform to minimum building setbacks:

☐ yes

☒ no

(if no, specify) BLOCKING SIT

ON REAR PARCELINE

approximate construction date:

10s

accessible to the public:

☐ yes

☒ no

possible historic resource:

☐ yes

☒ no

sidewalks along Texas Avenue:

☐ yes

☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated

☐ abandoned

☐ in-use

of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no

parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

7

lot type: ☐ asphalt ☐ concrete

☒ other

ROCKS

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

REGULAR

end islands or bay dividers:

☐ yes

☒ no

landscaped islands: ☐ yes

☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

IS ON REAR LINE

accessible to alley: ☐ yes ☐ no

Other Comments:

*ADJACENT BUSINESSES USING FRONT LOT AS PARKING